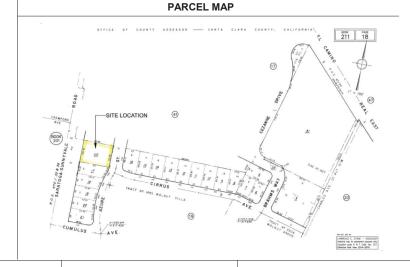


COBRI

AZURE DEVELOPMENT



DATE:	SUBMISSION:
6/23/2023	PLANNING PERMIT
2/14/2024	PLANNING PERMIT 2
5/31/2024	PLANNING PERMIT 3
0/08/2024	PLANNING PERMIT 4
1/28/2025	PLANNING PERMIT 5



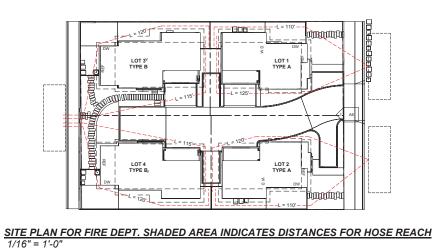


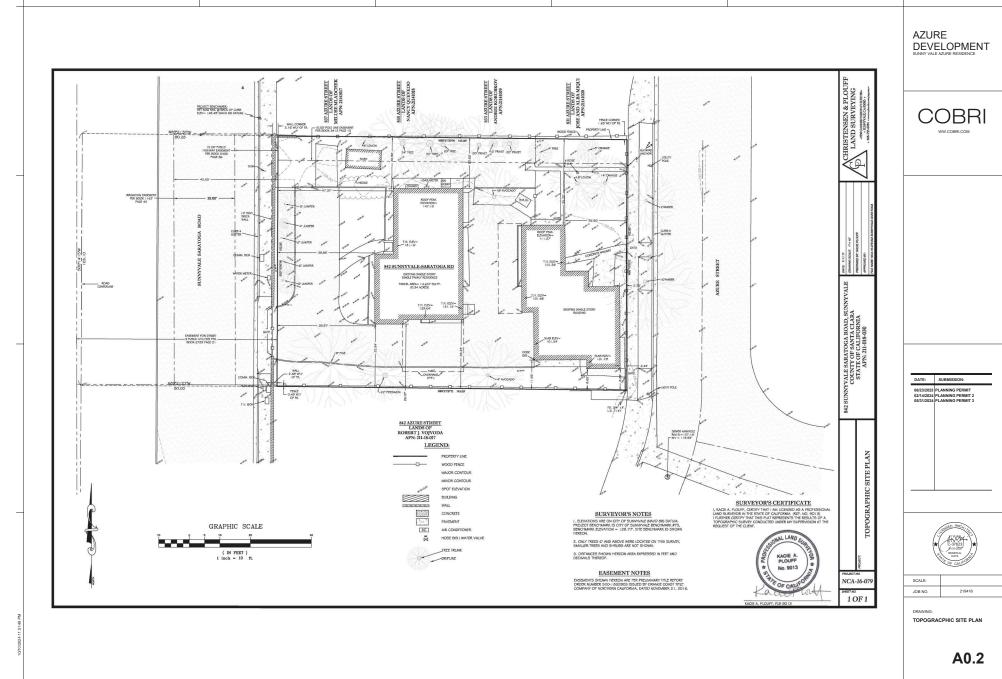
 SCALE:
 As indicated

 JOB NO.
 219418

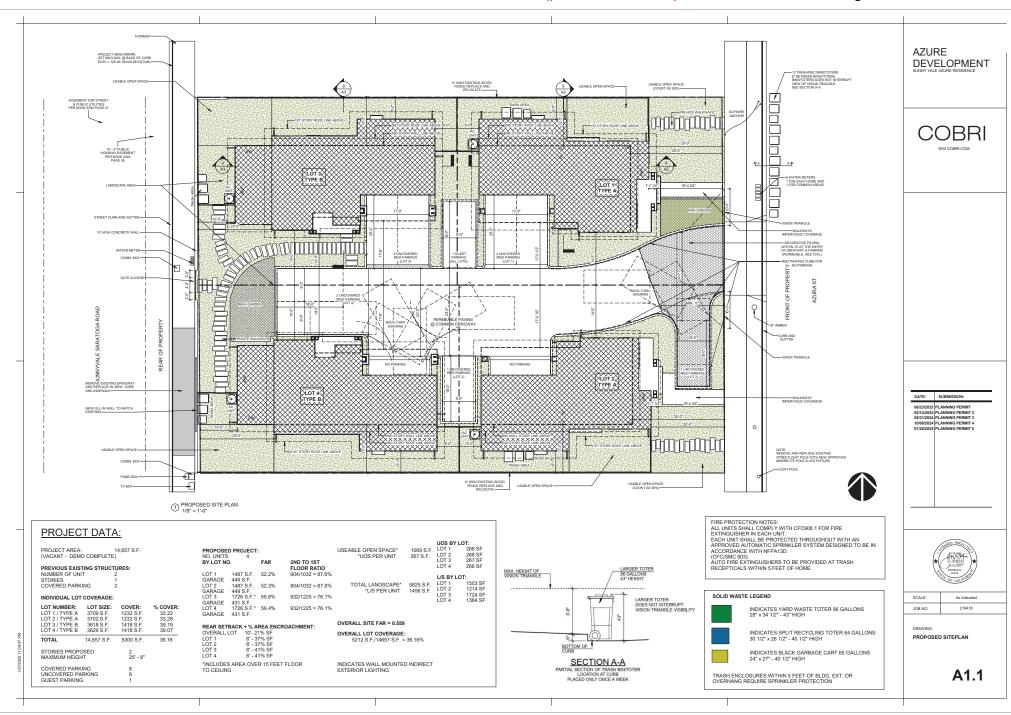
DRAWING: COVER SHEET

A0.1

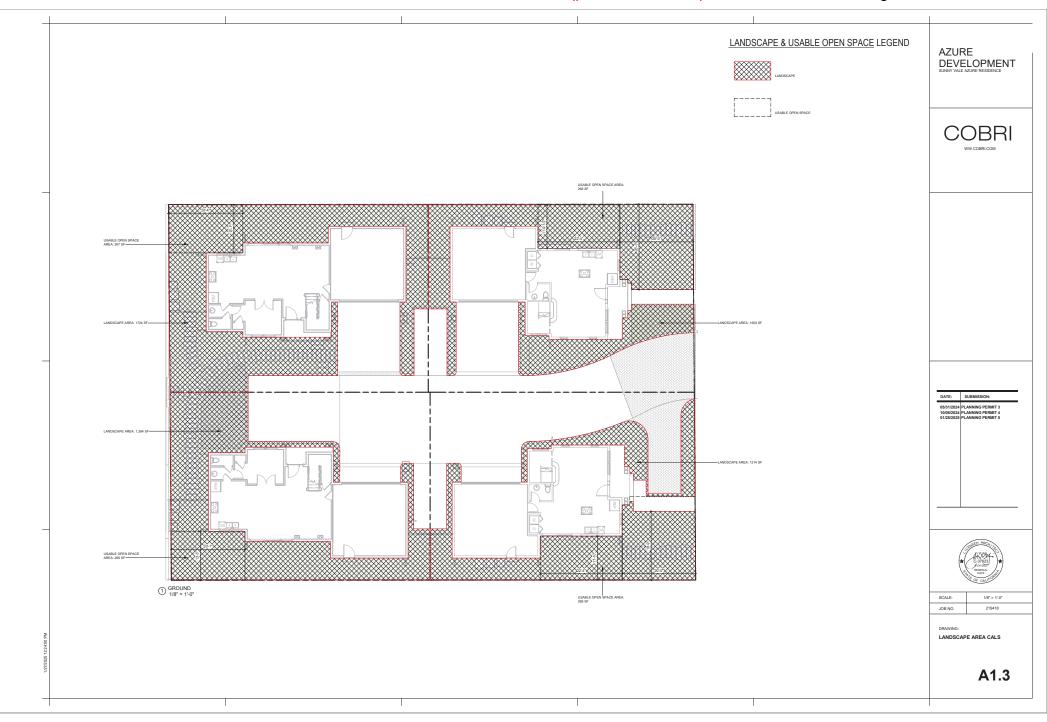




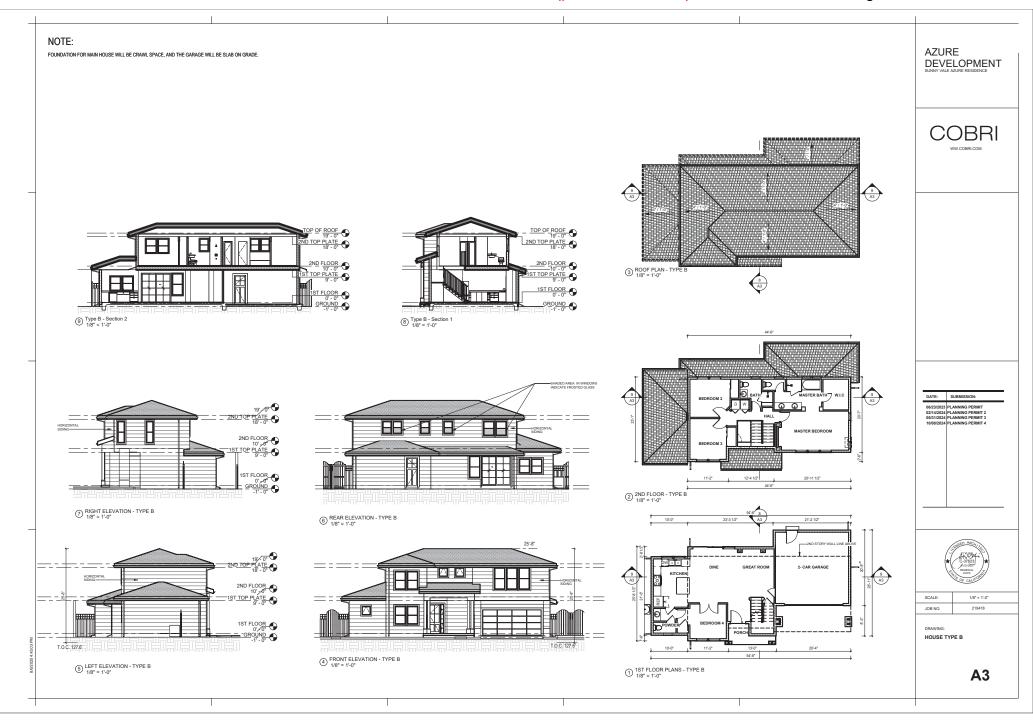








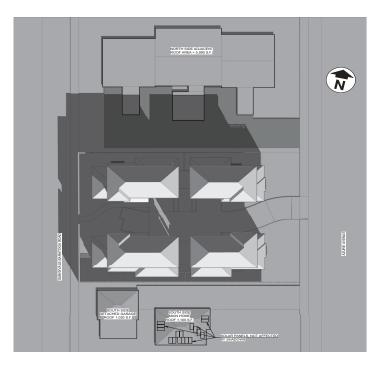






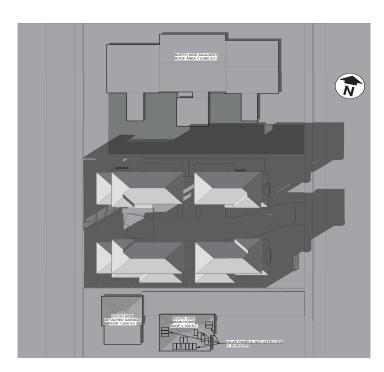
AZURE DEVELOPMENT





DECEMBER 21 - 9:00 A.M.

SHADOW COVERAGE
ADJACENT SOUTH SIDE ROOF = 0%
ADJACENT NORTH SIDE ROOF = 10% (610 S.F.)



DECEMBER 21 - 3:00 P.M.

SHADOW COVERAGE
ADJACENT SOUTH SIDE ROOF = 0%
ADJACENT NORTH SIDE ROOF = >1% (20 S.F.)

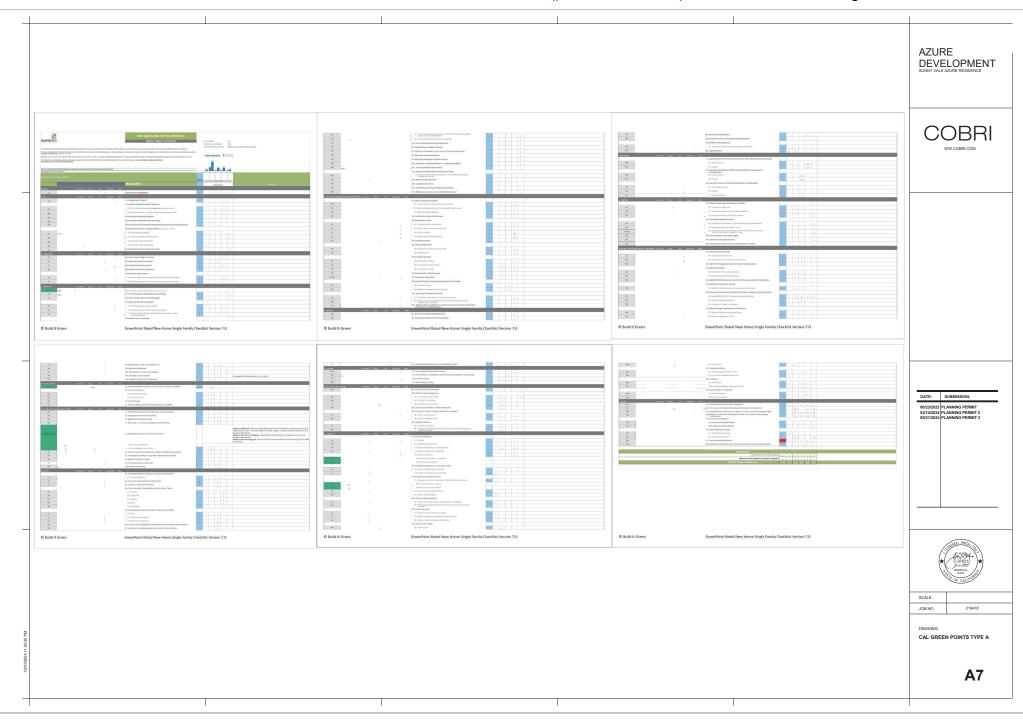
DATE:	SUBMISSION:
	PLANNING PERMIT PLANNING PERMIT 2

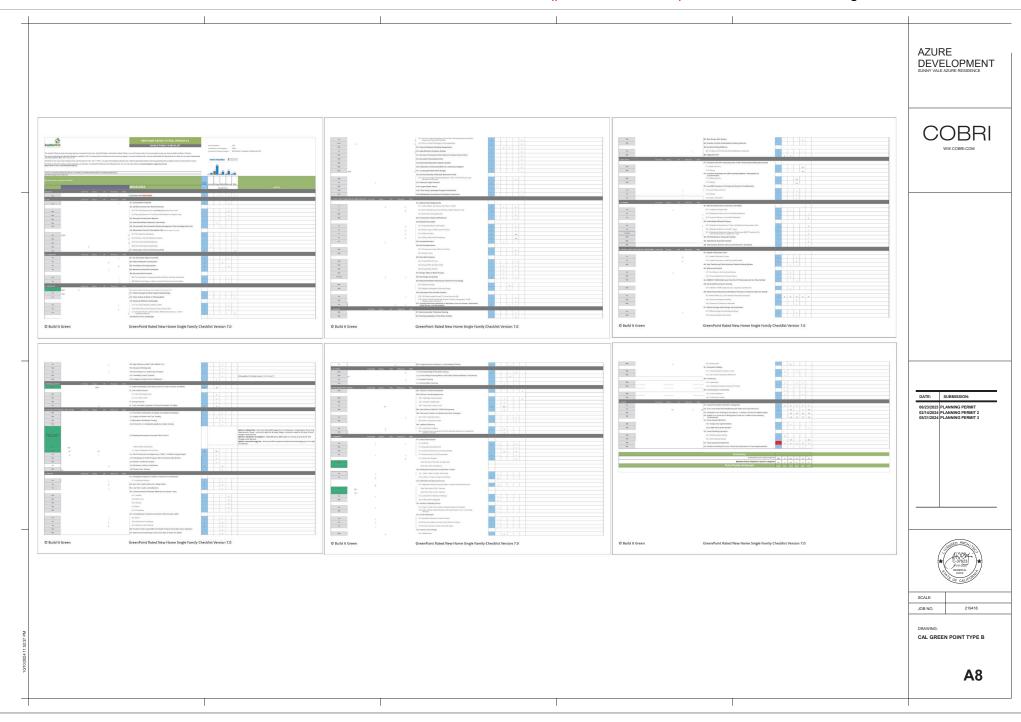


SCALE:	
JOB NO.	219418

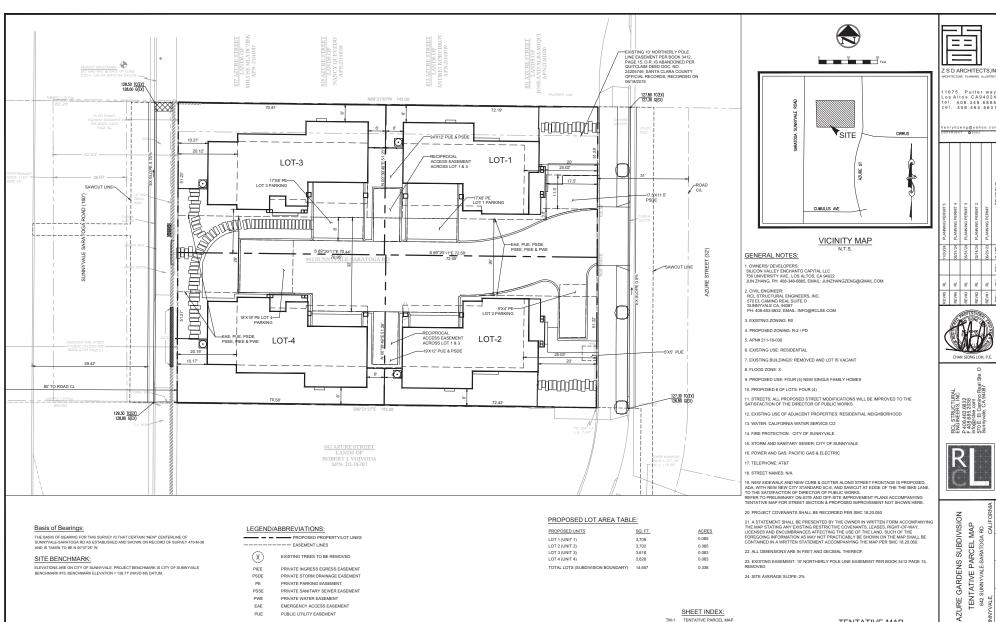
DRAWING: SOLAR STUDY

A5









PUE

PUBLIC UTILITY EASEMENT

TM-1 TENTATIVE PARCEL MAP

TM-2 TENTATIVE MAP-ROAD SECTION

TM-3 TENTATIVE MAP-SITE PLAN

TM-4 TENTATIVE MAP-GRADING PLAN

TM-5 TENTATIVE MAP-UTILITY PLAN

TM-6 TENTATIVE MAP-STORM MANAGEMENT PLAN

TENTATIVE MAP

AZURE GARDENS SUBDIVISION 4 SINGLE FAMILY HOMES 4 LOT SUBDIVISION

SUNNYVALE, CA 94087

Z S D ARCHITECTS IN

enryhzeng@yahoo.com

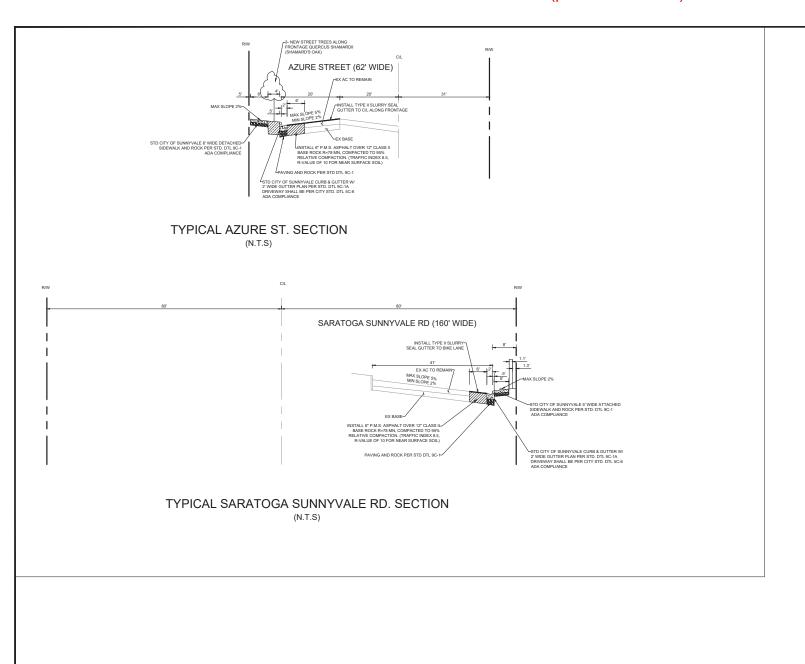


842 SUNNYVALE-SARATOGA RD

PW PROJECT #

SHEET TM 1

TENTATIVE PARCEL MAP
842 SUNNYVALE-SARATOGA RD
IVVALE,
CALIFC







11675 Putter way Los Altos CA94024 tel. 408.348.6885 cel. 408.464.5631

henryhzeng@yahoo.com

1720/24	1/20/24 PLANNING PERMIT 5
08/3 1/24	8331/24 PLANNING PERMIT 4
05/31/24	5531/24 PLANNING PERMIT 3
02/14/24	22/14/24 PLANNING PERMIT 2
06/23/23	3623/23 PLANNING PERMIT
DATE	REVISIONS



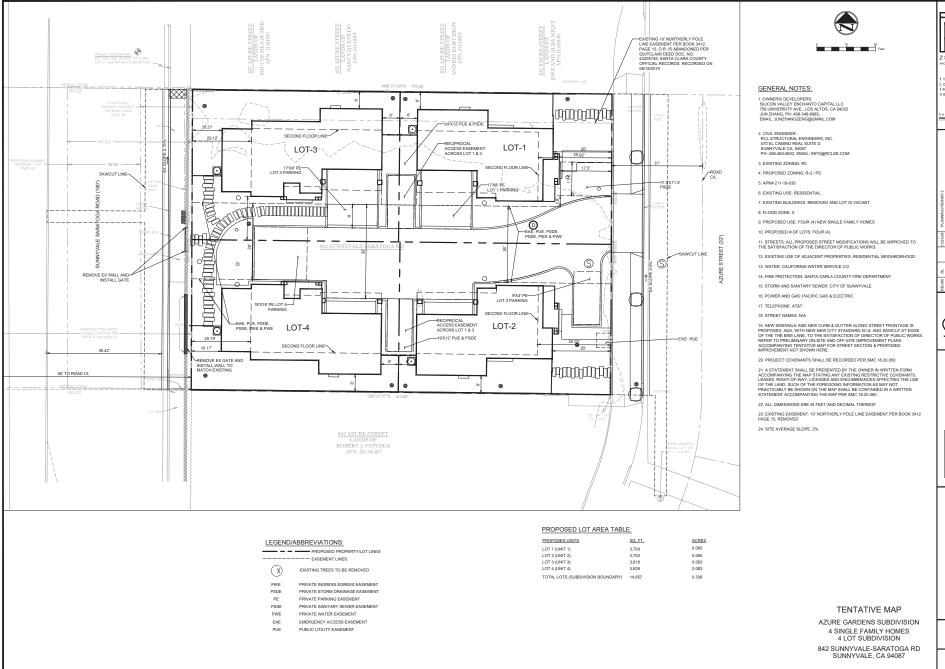


TENTATIVE MAP-ROAD SECTION
842 SUNNYVALE-SARATOGA RD
SUNNYVALE,
CALIFORNIA
0641 No. 2019-06 | Designate NY, | Consider RL | Date 11-19-19 AZURE GARDENS SUBDIVISION

> SHEET TM 2

PW PROJECT #

TENTATIVE MAP AZURE GARDENS SUBDIVISION 4 SINGLE FAMILY HOMES 4 LOT SUBDIVISION 842 SUNNYVALE-SARATOGA RD SUNNYVALE, CA 94087





Z S D ARCHITECTS,IN

11675 Putter way Los Altos CA94024 tel. 408.348.6885 cel. 408.464.5631

enryhzeng@yahoo.com

PLANNING PERMIT 4
PLANNING PERMIT 3
PLANNING PERMIT 3
PLANNING PERMIT 3
REVISIONS

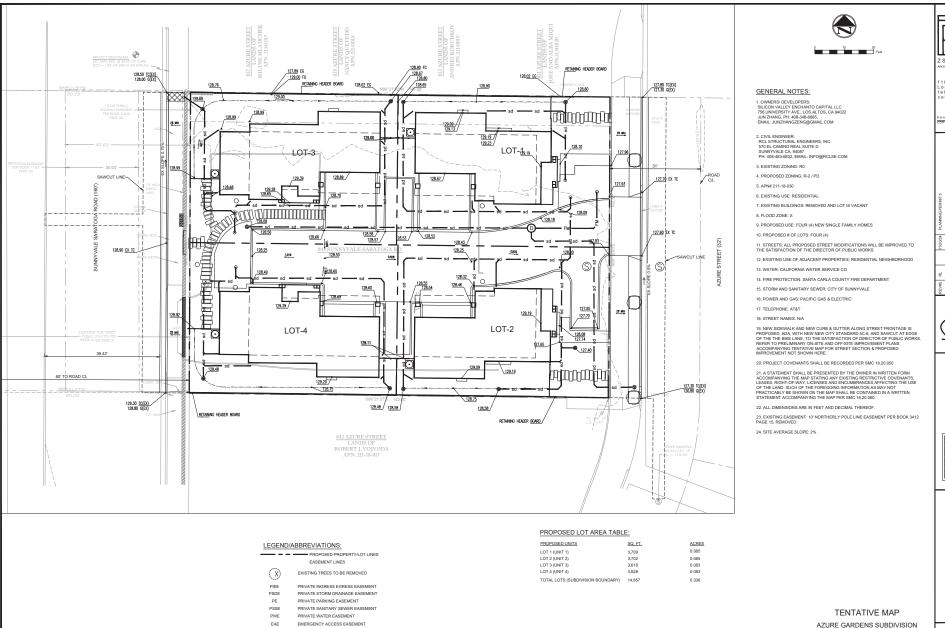
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RCL STRUCTURAL BNGINEERS, INC P 408 463 6832 F408 685,2038 info@rotes com 570 E. El Camino Real St Sunmyvale, CA 94087



AZURE GARDENS SUBDIVISION
TENTATIVE MAP-SITE PLAN
842 SUNNYVALE.
CALFORNA
CALFORNA

SHEET
TM 3



PUE

PUBLIC UTILITY EASEMENT

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Z S D ARCHITECTS IN

11675 Putter way Los Altos CA94024 tel. 408.348.6885 cel. 408.464.5631

nenryhzeng@yahoo.co

0/24	3/24 PLANNING PERMIT 5
1/24	1/24 PLANNING PERMIT 4
1/24	1/24 PLANNING PERMIT 3
4/24	4/24 PLANNING PERMIT 2
3/23	3/23 PLANNING PERMIT
JT.	REVISIONS





TENTATIVE MAP-GRADING PLAN 842 SUNNYVALE-SARATOGA RD UNNYVALE, CALIFORN GARDENS SUBDIVISION

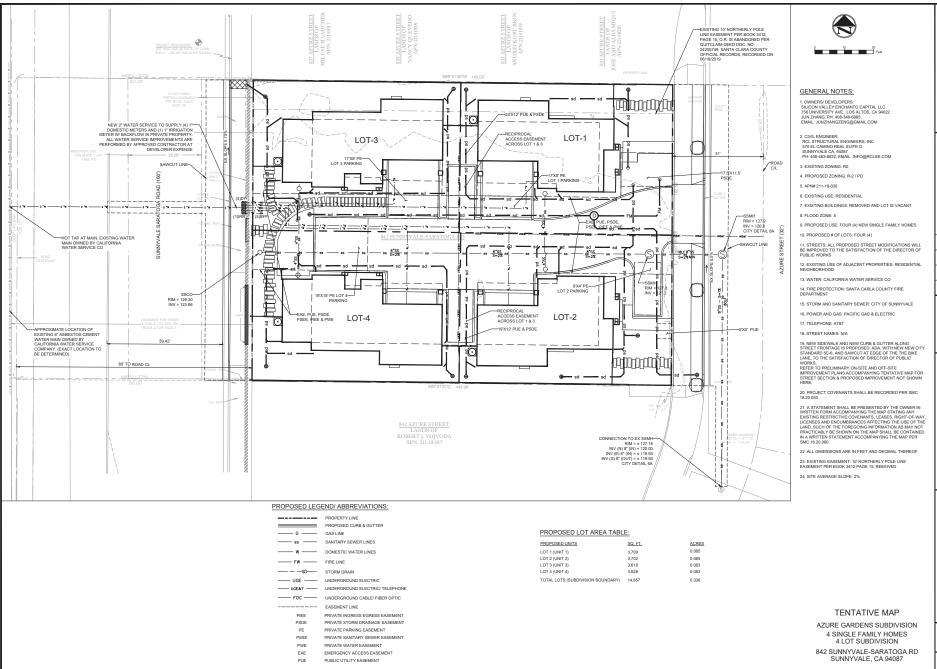
SHEET TM 4

PW PROJECT #

4 SINGLE FAMILY HOMES 4 LOT SUBDIVISION

842 SUNNYVALE-SARATOGA RD

SUNNYVALE, CA 94087





Z S D ARCHITECTS IN

nenryhzeng@yahoo.com

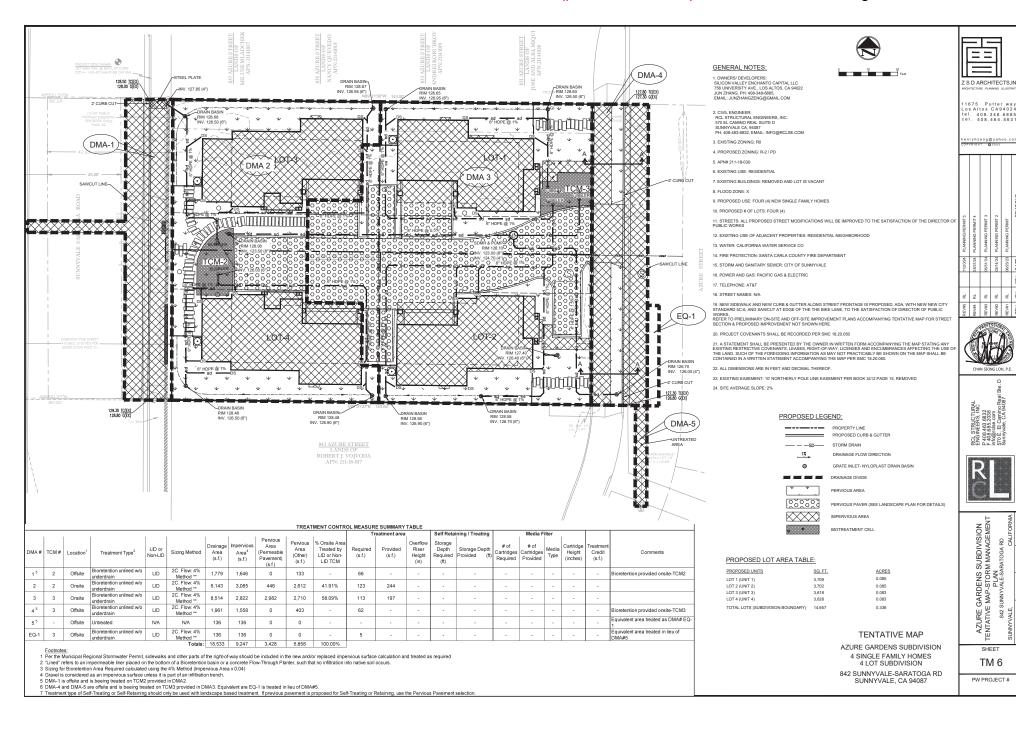


E GARDENS SUBDIVISION
ATIVE MAP-UTILITY PLAN
SUNNYVALE-SARATOGA RD
CALIFORNI
E.

TENTATIVE

SHEET

TM 5



OFF-SITE IMPROVEMENT PLANS

AZURE GARDENS SUBDIVISION 842 SUNNYVALE SARATOGA RD.

CITY OF SUNNYVALE, CALIFORNIA

AZURE STREET (62' WIDE) MAX SLOPE 29 STD CITY OF SUNNYVALE 6' WIDE DETACHED INSTALL 6" P.M.S. ASPHALT OVER 12" CLASS II BASE ROCK R=78 MN, COMPACTED TO 95% RELATIVE COMPACTION. (TRAFFIC INDEX 8.5, R-VALUE OF 10 FOR NEAR SURFACE SOIL) SIDEWALK AND ROCK PER STD. DTL 9C-1 ADA COMPLIANCE PAVING AND POCK PER STD DTI OC.1 STD CITY OF SUNNYVALE CURB & GUTTER W/ 2' WIDE GUTTER PLAN PER STD. DTL 9C-1A DRIVEWAY SHALL BE PER CITY STD. DTL 5C-6 ADA COMPLIANCE

TYPICAL AZURE ST. SECTION

(N.T.S)

ABBREVIATION

CL

LEGEND:

(Symbol Size May Vary)

Property Boundary/Lot Line Curb

> Sanitary Sewer Lines Water Main Line Electrical Line

Underground Electric/ Telephone

Underground Electric Underground Cable/ Fiber Optic

Domestic Water Service Line Fire Line

Proposed Type II Slurry

Grate Drain (Nyloplast) Sanitary Sewer Manhole

Spot Elevation

Storm Drain Manhole

Proposed concrete sidewalk/pvmt.

Reinforced Concrete Pipe

PROPOSED

—sp—

112.00

+0+

Cast Iron Vitrified Clay Pipe

Gas Meter

Hose Bib

Ductile Iron Pipe

Right of Way

Flow Line

Existing

South

East

FXISTING

Basis of Bearings: SARATOGA SUNNYVALE RD (160' WIDE) 1.3" EX AC TO REM MAX SLOPE 5% MIN SLOPE 2% -STD CITY OF SUNNYVALE 5' WIDE ATTACHED SIDEWALK AND ROCK PER STD. DTL 9C-1 ADA COMPLIANCE INSTALL 6" D.M.S. ASPHALT OVER 12" OLASS IL-BASE ROCK R=78 MN, COMPACTED TO 95% RELATIVE COMPACTION. (TRAFFIC INDEX 8.5, R-VALUE OF 10 FOR NEAR SURFACE SOIL) STD CITY OF SUNNYVALE CURB & GUTTER W/ 2 WIDE GUTTER PLAN PER STD. DTL 9C-1A DRIVEWAY SHALL BE PER CITY STD. DTL 5C-6 ADA COMPLIANCE PAVING AND ROCK PER STD DTL 9C-1

TYPICAL SARATOGA SUNNYVALE RD. SECTION

- 1. RE-USE OF EXISTING CITY WATER SERVICE IS NOT ALLOWED
- RE-JISE OF EXISTING CITY WATER SERVICE IS NOT ALLOWED AND MIST SER ARRONDED IN PLACE—RUSIS OF EXISTING CITY SANTIARY SEWER AND STORM DRAIN SERVICE LINES IS SERVICED STORM DRAIN SERVICE LINES IS SERVICED SERVICED. THE PROPERTY ALL LANDSCAPE AND INFRACTION OF THE PROPERTY ALL LANDSCAPE AND INFRACTION SERVICED TO THE WATER SYSTEM METRICATION STORMED, LOCACED IN THE PUBLIC PARK-STEP, SHALL BE COMMECTED TO THE WATER SYSTEM METRICATION STORMED, LOCACED IN THE PUBLIC PARK-STEP, SHALL BE COMMECTED TO THE WATER SYSTEM METRICATION OF THE WATER SYSTEM WATER SYSTEM AND THE WATER SYSTEM WATER SYSTEM AND THE W

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SHEET INDEX:

PRELIMINARY IMPROVEMENT PLAN

PRELIMINARY UTILITY PLAN

THE BASIS OF BEARING FOR THIS SURVEY IS THAT CERTAIN "NEW" CENTERLINE OF SUNNYVALE-SARATOGA RD AS ESTABLISHED AND SHOWN ON RECORD OF SURVEY 470-M-36 AND IS TAKEN TO BE N 00°07'25" W.

SITE BENCHMARK:

ELEVATIONS ARE ON CITY OF SUNNYVALE. PROJECT BENCHMARK IS CITY OF SUNNYVALE BENCHMARK #75. BENCHMARK ELEVATION = 128.77" (NAVD 88) DATUM.

Z S D ARCHITECTS IN

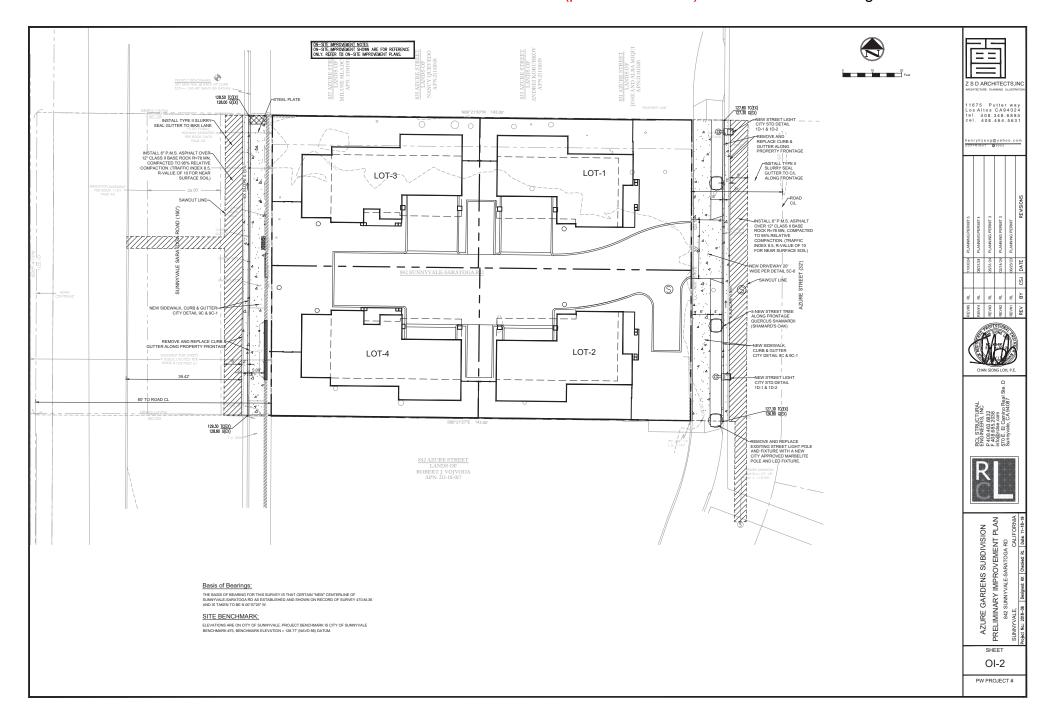




8 8 E COVER SHEET 842 /ALE

SHEET OI-1

PW PROJECT # DP-19-19



OFF-SITE IMPROVEMENT PLANS

AZURE GARDENS SUBDIVISION 842 SUNNYVALE SARATOGA RD.

CITY OF SUNNYVALE, CALIFORNIA

AZURE STREET (62' WIDE) MAX SLOPE 29 STD CITY OF SUNNYVALE 6' WIDE DETACHED INSTALL 6" P.M.S. ASPHALT OVER 12" CLASS II BASE ROCK R=78 MN, COMPACTED TO 95% RELATIVE COMPACTION. (TRAFFIC INDEX 8.5, R-VALUE OF 10 FOR NEAR SURFACE SOIL) SIDEWALK AND ROCK PER STD. DTL 9C-1 ADA COMPLIANCE PAVING AND POCK PER STD DTI OC.1 STD CITY OF SUNNYVALE CURB & GUTTER W/ 2' WIDE GUTTER PLAN PER STD. DTL 9C-1A DRIVEWAY SHALL BE PER CITY STD. DTL 5C-6 ADA COMPLIANCE

TYPICAL AZURE ST. SECTION (N.T.S)

ABBREVIATION

CL

LEGEND:

(Symbol Size May Vary)

Property Boundary/Lot Line Curb

> Sanitary Sewer Lines Water Main Line Electrical Line

Underground Electric/ Telephone

Underground Electric Underground Cable/ Fiber Optic

Domestic Water Service Line Fire Line

Proposed Type II Slurry

Grate Drain (Nyloplast) Sanitary Sewer Manhole

Spot Elevation

Storm Drain Manhole

Proposed concrete sidewalk/pvmt.

Reinforced Concrete Pipe

PROPOSED

—sp—

112.00

+0+

Cast Iron Vitrified Clay Pipe

Gas Meter

Hose Bib

Ductile Iron Pipe

Right of Way

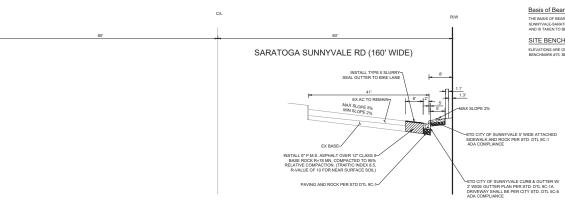
Flow Line

Existing

South

East

FXISTING



TYPICAL SARATOGA SUNNYVALE RD. SECTION

- 1. RE-USE OF EXISTING CITY WATER SERVICE IS NOT ALLOWED
- RE-JISE OF EXISTING CITY WATER SERVICE IS NOT ALLOWED AND MIST SER ARRONDED IN PLACE—RUSIS OF EXISTING CITY SANTIARY SEWER AND STORM DRAIN SERVICE LINES IS SERVICED STORM DRAIN SERVICE LINES IS SERVICED SERVICED. THE PROPERTY ALL LANDSCAPE AND INFRACTION OF THE PROPERTY ALL LANDSCAPE AND INFRACTION SERVICED TO THE WATER SYSTEM METRICATION STORMED, LOCACED IN THE PUBLIC PARK-STEP, SHALL BE COMMECTED TO THE WATER SYSTEM METRICATION STORMED, LOCACED IN THE PUBLIC PARK-STEP, SHALL BE COMMECTED TO THE WATER SYSTEM METRICATION OF THE WATER SYSTEM WATER SYSTEM AND THE WATER SYSTEM WATER SYSTEM AND THE W

- LINES TO BE USED FOR THE PROJECT METERS TO THE ALEXTIMAN SERVER LATERER AT A NEW SANITARY SEWER MANHAUS SEWER MASSINGLE AT A NEW SANITARY SEWER MASSINGLE AT A NEW STANT AND SEWER MASSINGLE AT A NEW STANT MASSINGLE AND SEWER MASSINGLE AT A NEW STANT MASSINGLE AND SEWER MASSINGLE AND SEW

SHEET INDEX:

PRELIMINARY IMPROVEMENT PLAN

PRELIMINARY UTILITY PLAN

Basis of Bearings:

THE BASIS OF BEARING FOR THIS SURVEY IS THAT CERTAIN "NEW" CENTERLINE OF SUNNYVALE-SARATOGA RD AS ESTABLISHED AND SHOWN ON RECORD OF SURVEY 470-M-36 AND IS TAKEN TO BE N 00°07'25" W.

SITE BENCHMARK:

ELEVATIONS ARE ON CITY OF SUNNYVALE. PROJECT BENCHMARK IS CITY OF SUNNYVALE BENCHMARK #75. BENCHMARK ELEVATION = 128.77" (NAVD 88) DATUM.

Z S D ARCHITECTS IN





8 8 E COVER SHEET 842 /ALE

SHEET OI-1

PW PROJECT # DP-19-19

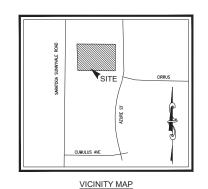
PRELIMINARY GRADING AND DRAINAGE PLAN

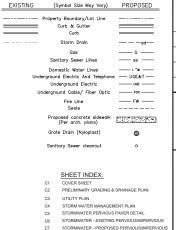
AZURE GARDENS SUBDIVISION 842 SUNNYVALE SARATOGA RD.

CITY OF SUNNYVALE, CALIFORNIA

AC	Asphalt Concrete	TC	Top of Curb
ROW	Right of Way	RCP	Reinforced Concrete Pip
FL	Flow Line	CI	Cast Iron
D/W	Driveway	VCP	Vitrified Clay Pipe
ΕX	Existing	DIP	Ductile Iron Pipe
S	South	CL	Class
E	East	GM	Gas Meter
w	West	HB	Hose Blb
		MB	Mailbox

ABBREVIATION:





LEGEND:









COVER SHEET

COVER SHEET

842 SUNNYVALE-SARATOGA RD

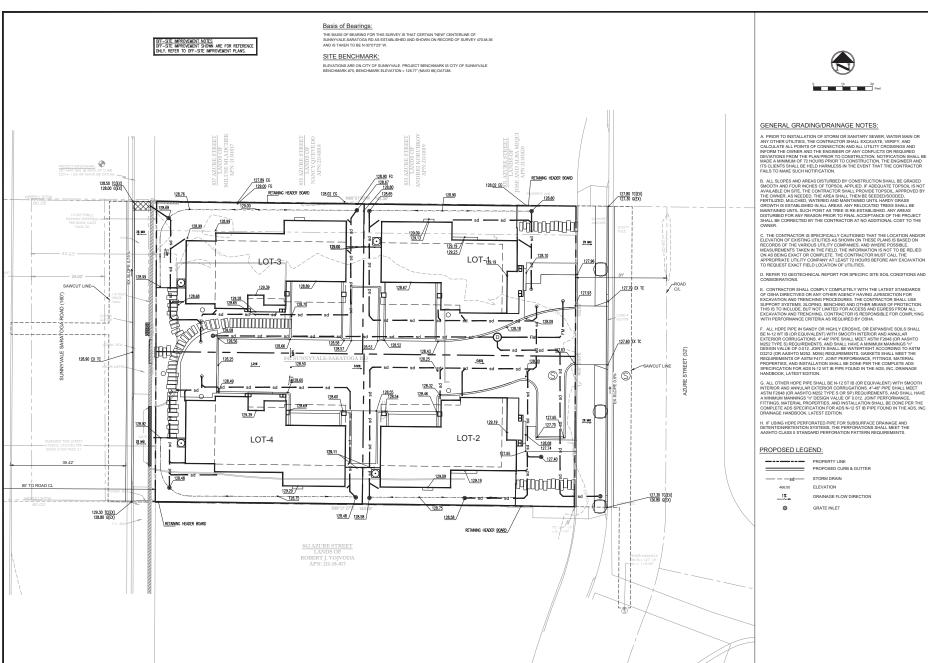
IVVALE.

5.708-50 | Delgage KK | Greeke R, | Decentification

SHEET C1

PW PROJECT #

PRELIMINARY PLANS NOT APPROVED FOR CONSTRUCTION





11675 Putter way Los Altos CA94024 tel. 408.348.6885 cel. 408.464.5631

	ı
REVISIONS	Œ
PLAN CHECK #1	92/
PLAN CHECK #2	2
PLAN CHECK #3	720
PLANNING PERMIT 4	1/24
PLANNING PERMIT 6	3724

D. REFER TO GEOTECHNICAL REPORT FOR SPECIFIC SITE SOIL CONDITIONS AND

E. CONTRACTOR SHALL COMEN' COMPLETELY WITH THE LATEST STANDARDS OF OSNA DIRECTINES OF ANY OTHER ACEN'Y HAWING JURISDICTION FOR EXCLANTION AND TERNICHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SUPPING ENVIOUS AND OTHER HAMAS OF PROTECTION. EXCLANTION AND TERNICHING CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA OF REQUIRED BY OSHA.

F. ALL HOPE PIPE NAMOV OR HOLD THE GOST OF DEPARTS SOILS SHALL BE N-12 WT B) OR COUNTAGEN WITH MOOTH INTERIOR AND ANNUAR DETAILOR OF THE SHE OR COUNTAGEN WITH MOOTH INTERIOR AND ANNUAR DETERIOR CORRESPONDED AND SHALL HAVE A MANUAU MANNINGS WE SHALL BET AND SHALL HAVE A MANUAU MANNINGS WITH SHALL BE SHALL BET AND SHALL HAVE A MANUAU MANNINGS SHALL HAVE A MANUAU MANNINGS SHALL BE SHALL BET THE REQUIREMENTS OR ASSET SHALL BEET WITH REQUIREMENTS OR ASSET SHALL BEET HE REQUIREMENTS OR ASSET SHALL BE DONE PER HE COMPLETE AS SPECIFICATION FOR AGS HE YEVE TO BE THE SHALL BE DONE PER HE COMPLETE AS SPECIFICATION FOR AGS HE YEVE TO BE THE FOUND IN THE ADS, INC. DRAINAGE HANDROOK LITES TO EDITOR.

INVENDED. A LITER SERVICE, CALL BE N-12 ST IB (OR EQUIVALENT) WITH SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUSTATIONS. 4"-48" PIPE SMALL MEET ASTATE PASSE (OR ASSTO MESS 2 TYPE S OR SP) REQUIREMENTS, AND SHALL MAYE ANNAMAN MANNINGS "">- TOESISIN VALUE OF 0.012. JOINT PERFORMANCE, HITTINGS, MATERIAR PROPERTIES, AND INSTALLATION SHALL BE DONE PER THE COMPLETE AUS SPECIFICATION FOR AUS N-12 ST IB PIPE FOUND IN THE AUS, INC. DIVANGE HANDSOOK, LITEST EDITION.

H. IF USING HDPE PERFORATED PIPE FOR SUBSURFACE DRAINAGE AND DETENTION/RETENTION SYSTEMS, THE PERFORATIONS SHALL MEET THE AASHTO CLASS II STANDARD PERFORATION PATTERN REQUIREMENTS.

	PROPERTY LINE
	PROPOSED CURB & GUTTER
—— —— sd——	STORM DRAIN
466.00	ELEVATION
1%	DRAINAGE FLOW DIRECTION
0	CRATE INI ET

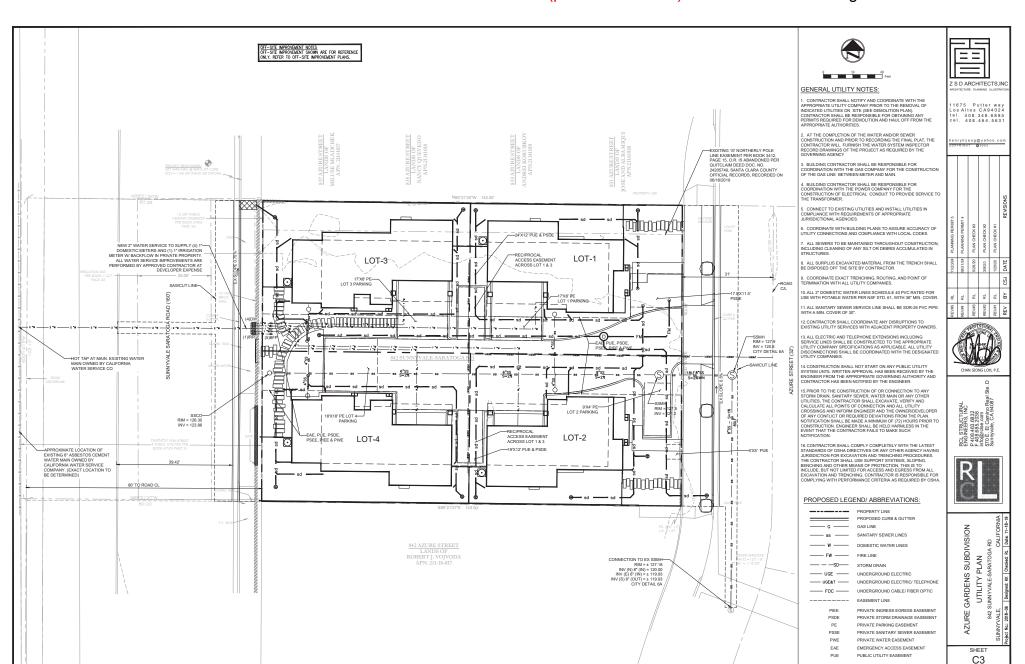


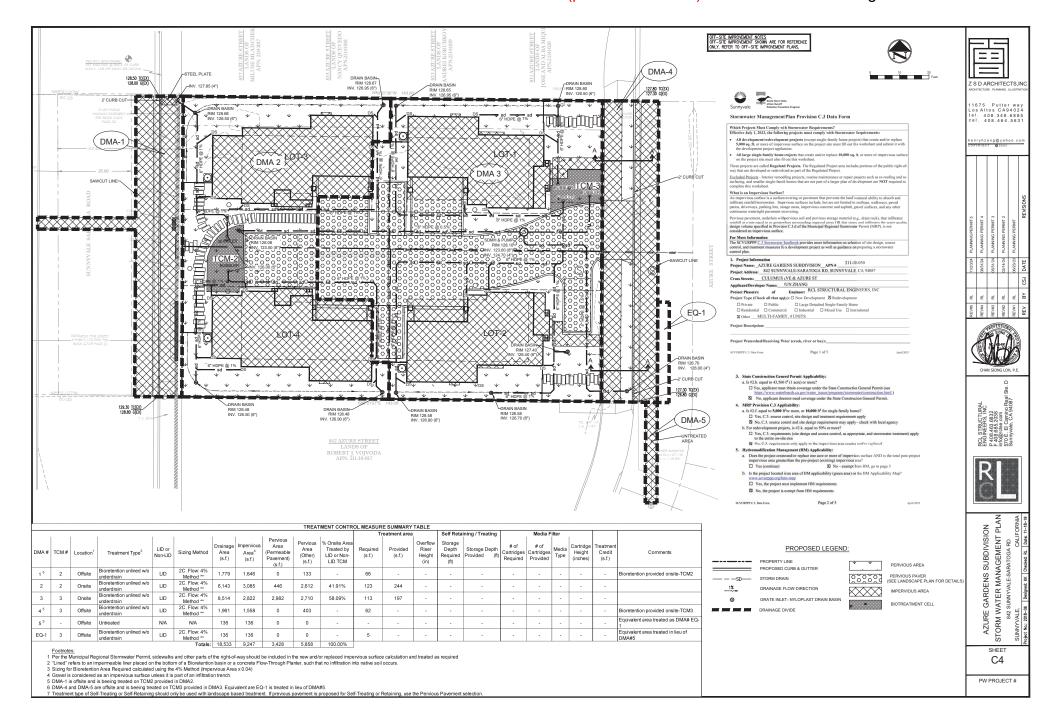
L STRUCTURAL GINEERS, INC 08.463.6832 08.685.2038 @rdse.com IE. El Camino Real S nnyvale, CA 94087

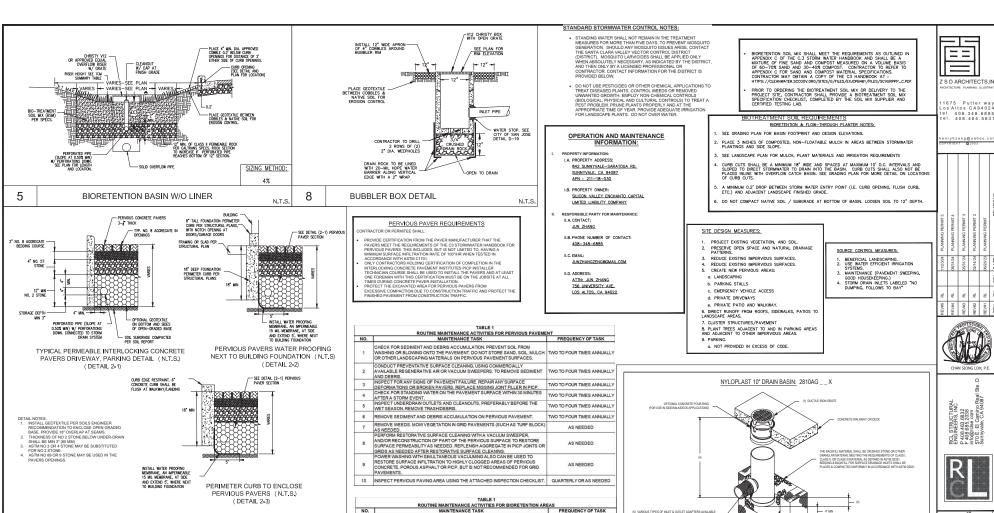


GARDENS SUBDIVISION GRADING PRELIMINARY C 842 SUN SUNNYVALE, AZURE (

SHEET C2









11 INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.

PERVIOUS PAVEMENT

\Jd	CC. DATE	133	
PLANNING PERMIT	06/23/23		
PLANNING PERMIT 2	02/14/24		
PLANNING PERMIT 3	05/31/24		
PLANNING PERMIT 4	08/31/24		
PLANNING PERMITS	11/20/24		



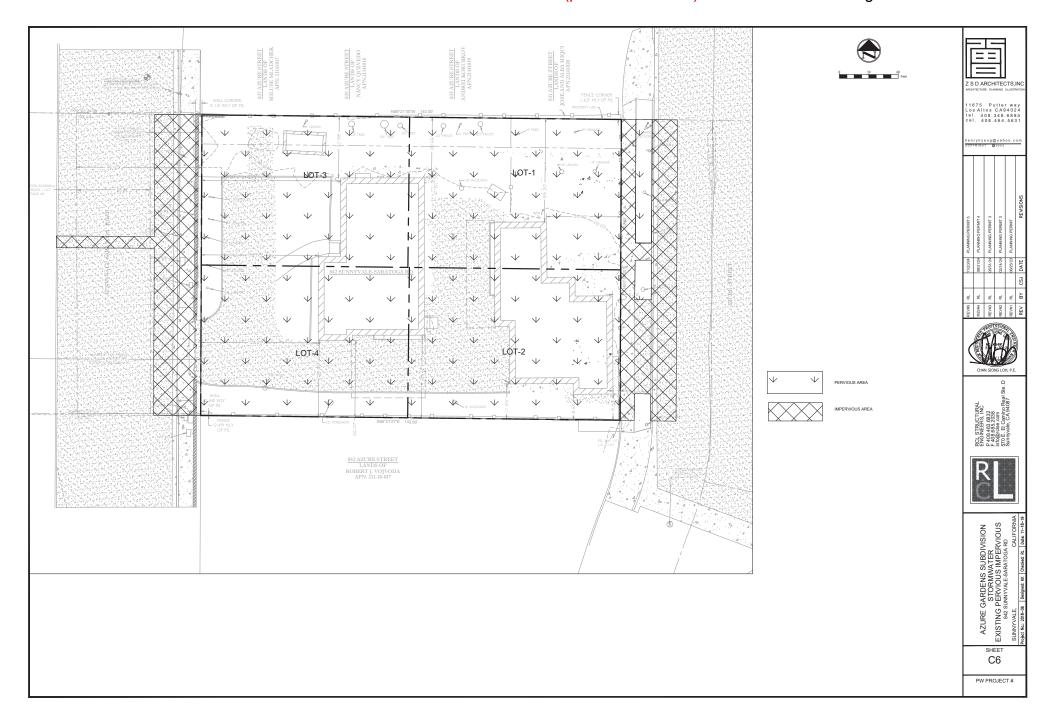


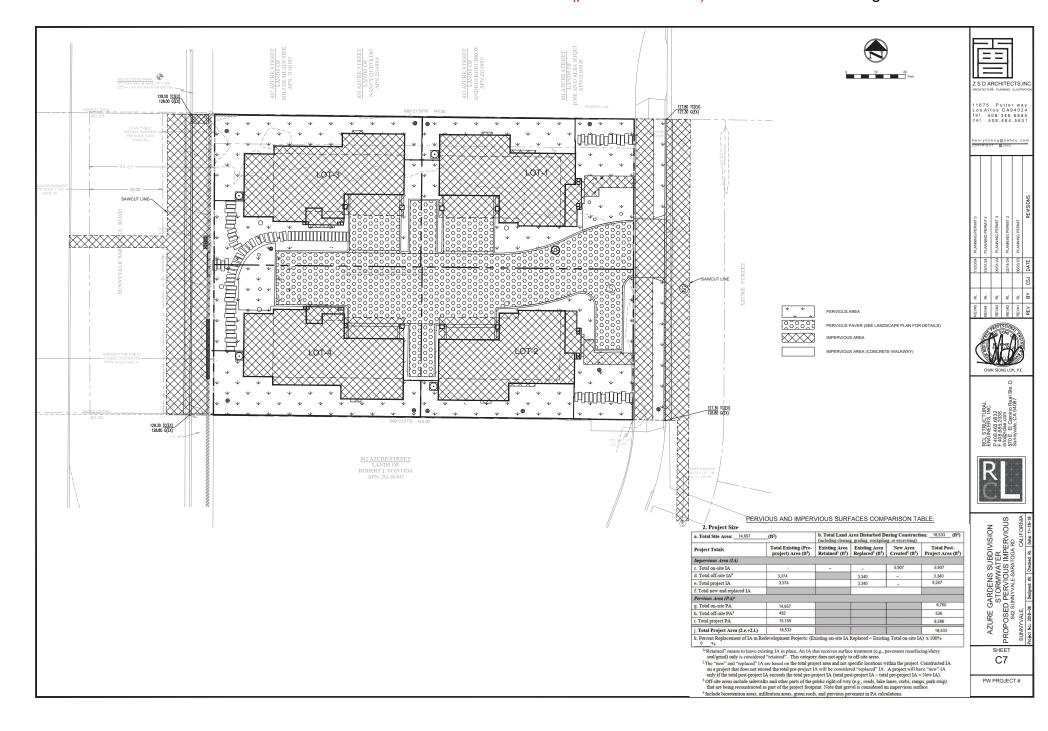


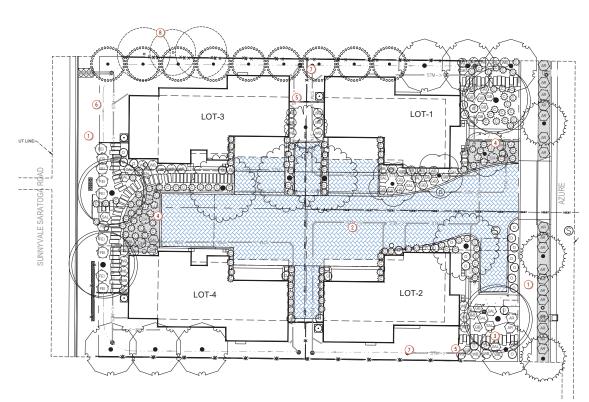
SUBDIVISION

GARDENS AZURE 842 VALE

SHEET C5







PLANTING NOTES

CONTRACTOR SHALL SUBMIT LABELED PHOTOS OF ALL PLANT MATERIAL, TREES AND GROUNDCOVERS. PHOTOS SHALL BE OF THE SPECIFIED CONTAINER SIZE. PHOTOS SHALL BE SUBMITTED AS A COMPLETE SUBMITTAL PACKAGE FOR REVIEW AND APPROVAL. INCLUDE PHOTOS OF ANY SUBSTITUTES, CLEARLY LABELED.

ALL PLANTED AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY, GROWING CONDITION, SHALL RECEIVE REGULAR PRUNNING, FERTILIZING, MOWING, AND TRIMMING, AND SHALL BE KEPT FREE OF WEEDS AND DEBRIS BY THE OWNER OR PERSON IN POSSESSION OF SUCH AREAS. ANY DAMAGED, DEAD OR DECAYING PLANT MATERIAL SHALL BE REPLACED WITHIN THIRTY (30) DAYS FROM THE DATE OF DAMAGE.

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

PLANT SCHEDULE ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK. NOTIFY PROJECT LANDSCAPE ARCHITECT OF ANY MAJOR DISCREPANCIES.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, ALL STRUCTURAL AND HARDSCAPE IMPROVEMENTS SHALL BE CONSTRUCTED AND FINISHED AHEAD OF PLANTING.

ADJUST PLANT MATERIAL AS NECESSARY AROUND UTILITY LOCATIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY MAJOR CONFLICTS OR NECESSARY ADJUSTMENTS.

SOILS SHALL BE AMENDED PER A SOILS FERTILITY ANALYSIS AS EXPLAINED IN THE COMPLIANCE WITH MWELD NOTES ON THE IRRIGATION PLAN. SOIL AMENDMENTS AND PREPARATION SHALL CONFORM TO STATE AB1881 AND LOCAL WATER FERFICIENT LANSAGE OF GOINAINGES.

ALL WORK ON THE IRRIGATION SYSTEM INCLUDING OPERATIONAL TESTS, AND BACKFILLING OF TRENCHES SHALL BE COMPLETED AHEAD OF PLANTING.

LOCATIONS OF ALL PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING, THE REPRESENTATIVE RESERVES THE RIGHT TO MAKE ANY ADJUSTMENTS, SUBSTITUTIONS, ADDITIONS, AND DELETIONS TO THE PLANT LAYOUT AS WORK PROGRESSES.

ALL GROUNDCOVER SHALL BE TRIANGULARLY SPACED, UNLESS OTHERWISE NOTED.

TREES SHALL BE INSTALLED NO CLOSER THAN TEN (10) FEET FROM UTILITIES.

INSTALL TREE ROOT BARRIERS FOR TREES LOCATED WITHIN 5' OF ANY UNDERGROUND UTILITY - SEE CIVIL ENGINEERS PLANS FOR REFERENCE.

ALL PLANTING AREAS TO RECEIVE 3' THICK LAYER OF STRINGY CEDAR BARK

ļ	PLANTING SYMBOL	SCHEE CODE	DULE ALL TREES AND PLANTS PROPOSED ARE BOTANICAL / COMMON NAME	WUCOLS :	LOV QTY
	TREES	ARB TRE	ARBUTUS UNEDO / STRAWBERRY TREE MULTI-TRUNK	24" BOX	1
	(\cdot)	ARB MIY	ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE	36" BOX	4
	(LAG N40	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	15 GAL.	3
	000000000000000000000000000000000000000	OLE WI2	OLEA EUROPAEA WILSONII' / WILSON OLIVE	15 GAL.	9
		PLA COL	PLATANUS X ACERIFOLIA 'COLUMBIA' / COLUMBIA LONDON PLANE TREE - MULTI TRUNK	15 GAL.	4
	-	QUE SHU	QUERCUS SHUMARDII / SHUMARD OAK	15 GAL.	3
	\bigcirc	TRI BRI	TRISTANIA CONFERTA / BRISBANE BOX	24" BOX	7
	SHRUBS				
	AR	AR	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	1 GAL.	20
	₹ <u></u>	С	CAREX DIVULSA / EUROPEAN GREY SEDGE	1 GAL.	119
	(cH)	CH	CHONDROPETALUM TECTORUM 'EL CAMPO' / EL CAMPO SMALL CAPE RUSH	5 GAL.	7
	(FEI)	FEI	FEIJOA SELLOWIANA / PINEAPPLE GUAVA	5 GAL.	10
	€	J	JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL.	7
	0	0	OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	5 GAL.	30
		SAL	SALVIA LEUCANTHA / MEXICAN BUSH SAGE	1 GAL.	16
	(WB)	WB	WESTRINGIA FRUTICOSA 'WESO3' TM / BLUE GEM COAST ROSEMARY	5 GAL.	33
	(GB)	GB	WESTRINGIA FRUTICOSA "WESD4" / GREY BOX" COAST ROSEMARY	5 GAL.	24

DESIGN KEY

- 1) NEW SIDEWALK PER CIVIL SHEET 0I-2 / INSTALLED PER CITY DETAIL 9C+9C-1
- 2 PERMEABLE PAVER DRIVEWAY PER CIVIL SHEET C5 / DIAGRAM 2 PERMEABLE PAVER SYSTEM SHOWN IN BLUE TONE
- 3 LANDSCAPE STEPPERS PRECAST CONCRETE FROM AIRVOL BLOCK OR EQUAL. SET OVER 4" DEPTH OF COMPACTED DECOMPOSED GRANITE
- 4 BIORETENTION BASIN PER CIVIL SHEET C5 / DIAGRAM 5
- 5 PRIVATE YARD PRIVACY FENCE AND GATE
- 6 PROPERTY LINE
- PRIVATE YARDS WITH BARK MULCH, TYP
- (8) EXISTING TREES TO REMAIN



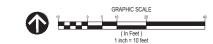


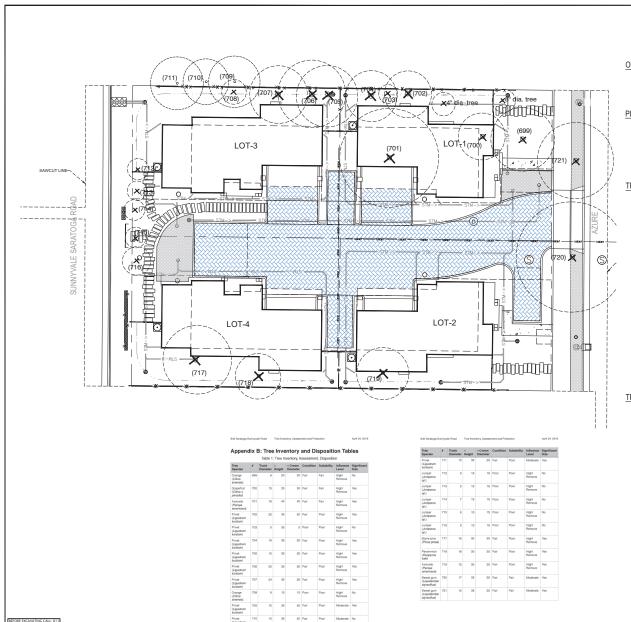
AZURE RESIDENCES 842 SUNNYVALE SARATOGA ROAD . SUNNYVALE . CA . 94086 LANDSCAPE PLANS

ITEM DATE

LANDSCAPE PLANTING PLAN

L-1.0





Call before you die

OFF SITE TREE NOTES - COA BP - 11 AND BP-22

ALL OFF-SITE ADJACENT EXISTING TREES TO BE PROTECTED AS PER COA BP-11 AND COA BP-32.
 OFF SITE EXISTING TREE PROTECTION TO SATISFY ALL MUNICIPAL CODES AND REGULATIONS. VERIFY PRIOR TO CONSTRUCTION.

PLANT SYMBOLS

EXISTING TREE TO REMAIN

(X) EXISTING TREE TO BE REMOVED

TREE PROTECTION NOTES

PROTECT EXISTING TREES (SHOWN ON PLAN TO REMAIN) BY FOLLOWING THESE INSTRUCTIONS:

- THE GRADE BETWEEN THE DRIPLINE AND ROOT CROWN OF THE TREES SHALL NOT BE CUT AND CAN BE FILLED BY ONLY 3' EXCEPT WITHIN 5' OF THE TRUNK WHERE THE GRADE SHALL NOT BE DISTURBED.
- 2. IRRIGATION AND RAIN WATER SHALL BE ABLE TO DRAIN AWAY FROM THE ROOT CROWN OF THE TREE.
- DO NOT DRIVE OR PARK VEHICLES WITH IN THE DRIPLINE AREA OF THE TREES UNLESS NECESSARY TO DO
 PAVING CONSTRUCTION. IF THERE HAS BEEN ANY VEHICULAR TRAFFIC WITHIN THE DRIPLINE, THE
 GROUND SHALL BE SCARIFIED BY HAND TO A DEPTH OF 12" TO DE COMPACT.
- 4. DO NOT ALLOW CONTRACTORS TO DUMP WASTE CONCRETE, PLASTER, ETC. UNDER DRIPLINE OF TREES. DO NOT ALLOW PAINTERS OR OTHER TO CLEAN EQUIPMENT UNDER DRIPLINE UPHILL OF EXISTING TREES WHERE NATURAL DRAINAGE WOULD CAUSE WASTE TO RUN WITHIN DRIPLINE. DO NOT ALLOW ANY WASTE TO BE DUMPED IN SOIL ON SITE.
- 5. TREES SHALL NOT BE PRUNED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR ARRORIST
- IF IT IS NECESSARY TO PRUNE OR CUT ANY ROOTS LARGER THAN 1° IN DIAMETER, THE ROOTS SHALL BE CUT CLEANLY AND ROOT SEALED. WHERE EXCAVATION IS REQUIRED AROUND TREES (FOR WALL, PAVINE, ECT.) THE REPLACED SUIS HALL BE 1/3 SOIL AMORNENT AND 2/3 NATIVE SOIL.
- NO IRRIGATION SHALL BE INSTALLED WITHIN 5-0' OF THE TRUNK. NO SPRAY SHALL HIT THE TRUNKS OF TREES. ALL TRENCHING WITHIN THE DRIPLINE WILL BE DONE BY HAND. ALL PIPING SHALL RIN PERPENDICULAR TO THE TRUNK WITHIN THE DRIPLINE EXCEPT AT FACE OF CUIRB. PLANTER OR PAVING.

TREE REPLACEMENT - SEE SHEET L1.0 FOR REPLACEMENT TREES

- 11 TREES REMOVED: 12"-18" = 11 24" BOX REPLACEMENT TREES
- 3 TREES REMOVED: 19'-24'= 3 36" BOX REPLACEMENT TREES
- 0 TREES REMOVED: 25' OR GREATER





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TREE REMOVAL PLAN

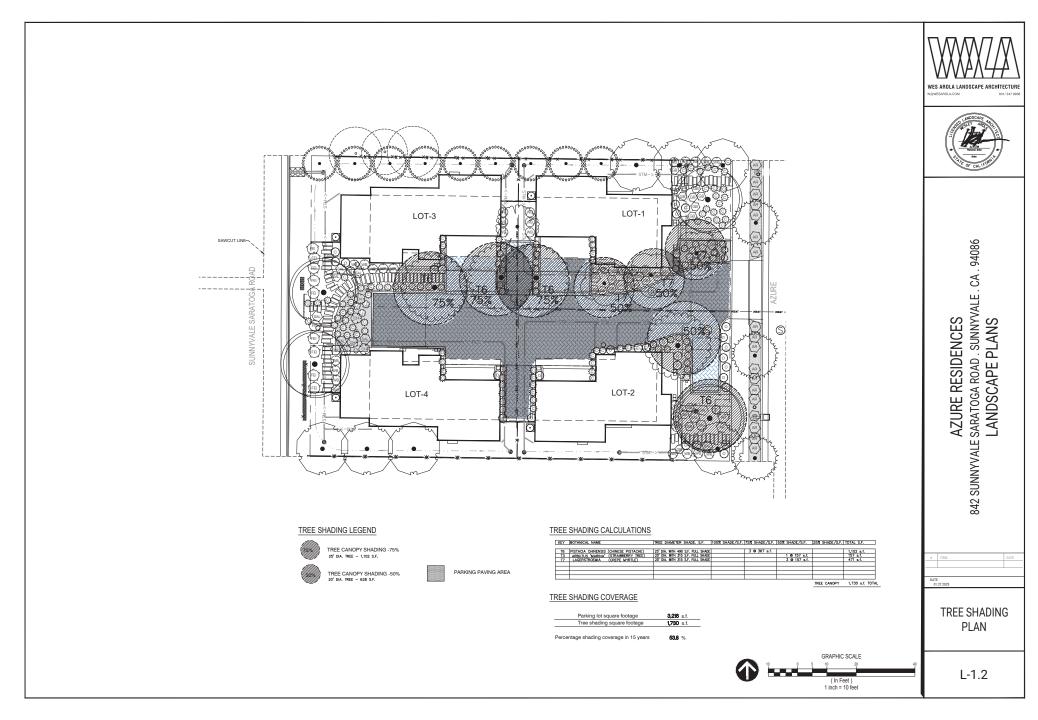
GRAPHIC SCALE

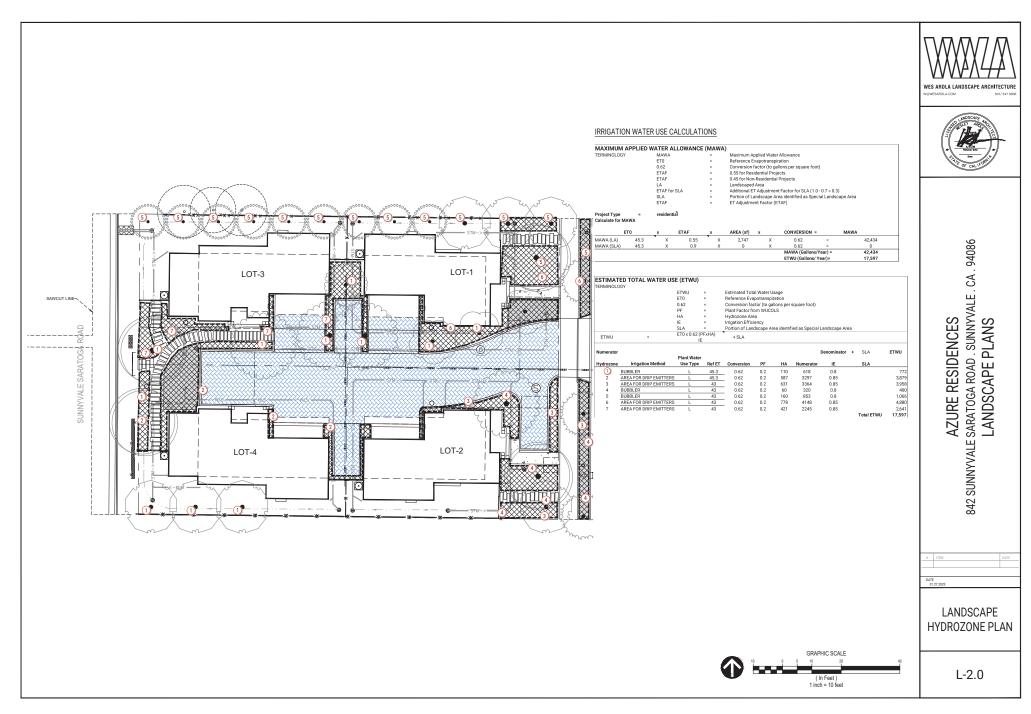
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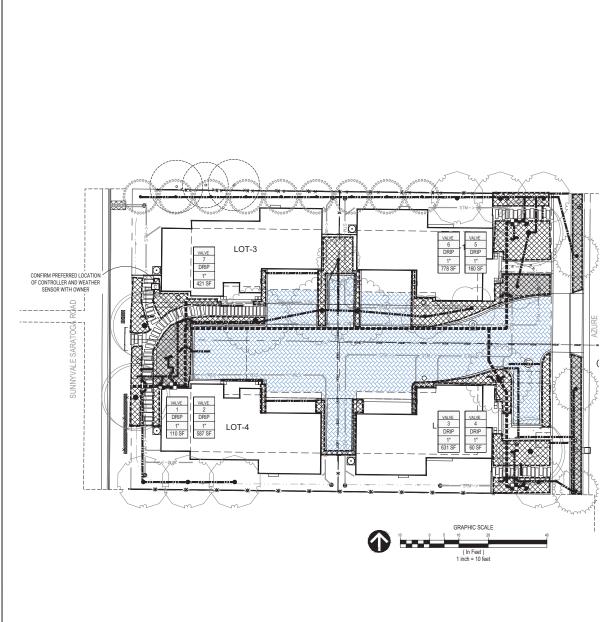
(In Feet)

1 inch = 10 feet

L-1.1







IRRIGATION SCHEDULE

MANUFACTURER/MODEL/DESCRIPTION SYMBOL

TORO DZK-700-1

DRIP CONTROL VALVE KIT. WITH 1'

IRRITROL 700 ULTRAFLOW INLINE VALVE, TORO Y-FILTER, PRESSURE REGULATOR AND FITTINGS.

AREA TO RECEIVE DRIP EMITTERS AT EACH PLANT PROVIDE (1) 1 GALEMITTER / 1 GALLON PROVIDE (3) 1 GAL EMITTER / 15 GALLON

TREES TREE BUBBLER TORO FB-50-PC 2 BUBBLERS PER TREE

IRRITROL 100P1-S GLOBE PRESSURE REDUCING STEM ELECTRIC REMOTE CONTROL VALVE, 1*, GLOBE BODY CONFIGURATION, FLOW CONTROL

¥ PVC WHITE BALL VALVE FOR SCH 40 AND SCH 80 PIPE THREADED ENDS COMPLY WITH ASTM F1498, WITH 'T'
HANDLE, SAME SIZE AS MAINLINE. 1/2' - 4'.

TYPICAL HOSE BIB

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С

FEBC0 825Y 3/4"

REDUCED PRESSURE BACKFLOW PREVENTER WITH LOCKING BLANKET

IRRITROL TC-9EX-R HYBRID CONTROLLER, 9- STATION, EXTERIOR MODEL, CLIMATE LOGIC COMPATIBLE,

AND REMOTE-READY

IRRITROL RS1000 WIRELESS RAIN SENSOR

POINT OF CONNECTION - CONFIRM LOCATION AND SIZE ON CIVIL PLANS

IRRIGATION MAINLINE: PVC SCHEDULE 40 1.5"

IRRIGATION LATERAL LINE: PVC SCHEDULE 40

PVC SCHEDULE 40 IRRIGATION PIPE.

LATERAL SIZING MINIMUM LATERAL SIZE SHALL BE 3/4". SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED: X STATION # 9.1-18 GPM 11/4"

IRRIGATION NOTES

IRRIGATION PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING WILL BE DETERMINED AT THE TIME OF INSTALLATION MAINLINE AND LATERALS SHALL BE PLACED IN THE SAME TRENCH WHEN POSSIBLE

18.1-30 GPM 40.1-60 GPM

- 2. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWING, TO COMPLETE THE WORK, SHALL BE PROVIDED BY THE
- 3. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR SPECIFICATIONS.
- ALL PIPING RUNNING UNDER HARDSCAPE/WALLS SHALL BE SLEEVED. MINIMIZE SLEEVING AS MUCH AS POSSIBLE BY LOCATING LATERALS AND MAINLINE IN PLANTING AREAS
- FOR DRIP IRRIGATION AREAS, CONTRACTOR SHALL INSTALL AIR RELIEF VALVES, OPERATION INDICATORS, AND FLUSH VALVES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
- CONTRACTOR SHALL COORDINATE POWER TO CONTROLLERS AND DEDICATE ONE (1) 20 AMP BREAKER FOR EACH CONTROLLER. THE AUTHORIZED REPRESENTATIVE SHALL REVIEW CONTROLLER LOCATIONS PRIOR TO INSTALLATION. 120
 VOLT SERVICE AND HOOK-UP TO THE CONTROLLER SHALL BE COMPLETED BY A LICENSED ELECTRICAL CONTRACTOR. THIS COST IS TO BE A PART OF THE LANDSCAPE CONTRACTOR'S BID.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS AND SITE CONDITIONS PRIOR TO BEGINNING WORK. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- DO NOT WILLET LY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS ORVIOUS IN THE FIELD THAT DO NOT WILL FOLL THE INSTALL THE INSTALL OF STEELING STOWN ON THE DAYWINGS WHEN IT IS DEVICED IN THE PIELD THAT OF STEELING SOURCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY AT NO EXPENSE TO THE OWNER.
- CONTRACTOR SHALL SLEEVE UNDER PAVING PER PLANS AND SPECIFICATIONS. ALL SLEEVES UNDER PAVING SHALL RECEIVE IDENTIFYING MARK ON TOP OF CONCRETE. EXTEND ALL SLEEVES 18" BEYOND EDGE OF PAVING.
- 10. SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE LABEL ALL WIRES W/ WATERPROOF MARKERS AT ALL SPLICES AND VALVE MANIFOLDS
- 11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL MATERIAL APPEARING ON PLAN.
- 12. ALL EXISTING UTILITIES, WATER LINES AND FIRE HYDRANTS SHALL REMAIN CONNECTED AND N FULL CONTINUOUS OPERATION DURING AND FOLLOWING ALL CONTRACT WORK.
- 13. CONTRACTOR SHALL NOT INSTALL ANY PLANTING UNTIL THE FOLLOWING ARE COMPLETED: 1. THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL. 2. HYDROSTATIC PRESSURE TESTS SHALL BE PERFORMED ON MAIN AND LATERAL LINES. 3
 ALL ZONES SHALL PASS A COVERAGE TEST. 4. CONTROLLERS SHALL BE FULLY OPERATIONAL.





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LANDSCAPE **IRRIGATION PLAN**

L-2.1

